

ADOPTED

6/9/88

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF GATE FIVE ASSOCIATES
PARCEL P-2A (MAIN AND BUNKER HILL STREETS)
CHARLESTOWN URBAN RENEWAL AREA (MA. PROJECT # R-55)

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, GATE FIVE ASSOCIATES, has expressed an interest in and has submitted a satisfactory proposal for the development of Parcel P-2A (Main and Bunker Hill Streets) in the Charlestown Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That GATE FIVE ASSOCIATES, be and hereby is tentatively designated as Redeveloper of Parcel P-2A (Main and Bunker Hill Streets) in the Charlestown Urban Renewal Area subject to:
 - (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
 - (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended;
 - (c) Submission within two hundred and seventy (270) days in a form satisfactory to the Authority of:

- (i) Evidence of the availability of necessary equity funds, as needed; and
- (ii) Evidence of firm financial commitments from banks or other lending institutions; and
- (iii) Final Working Drawings and Specifications; and
- (iv) Proposed development and occupancy schedule.

2. That disposal of Parcel P-2A (Main and Bunker Hill Streets), Charlestown by negotiation is the appropriate method of making the land available for redevelopment and that the Director of the Authority be, and hereby is, authorized to execute an Early Entry Agreement to expedite the development of the parcel.
3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
4. That GATE FIVE ASSOCIATES is hereby authorized to pursue any zoning variances that may be necessary, in order to expedite the commencement of this project.
5. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

6. That land cap being deposited and retained by land

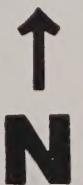
CHARLESTOWN



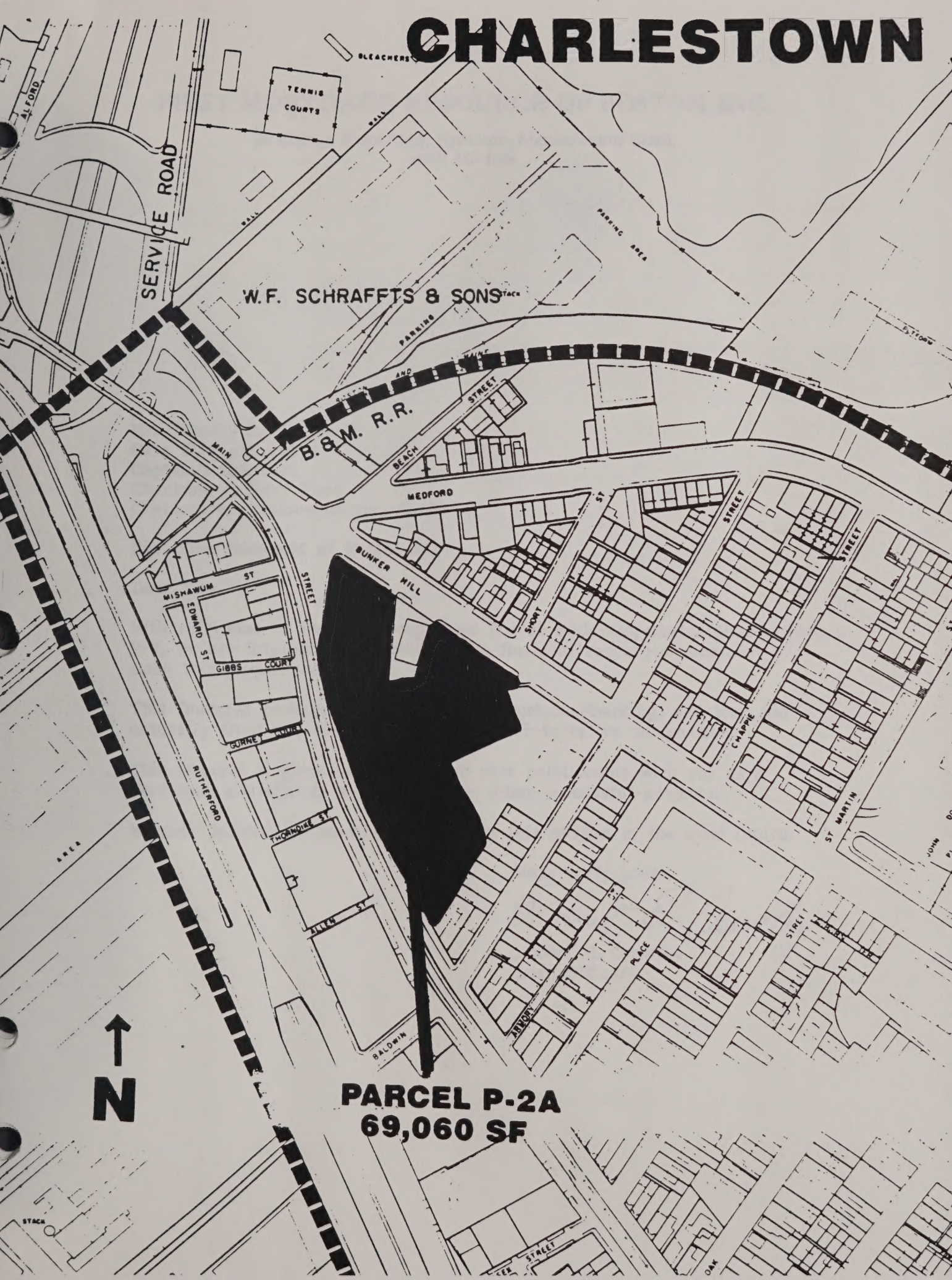
PARCEL P-2A
69,060 sf

LOCATION PLAN

SCALE 1" = 400'



CHARLESTOWN

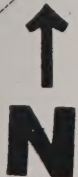


W.F. SCHRAFFTS & SONS^{STOCK}

B. & M. R.R.

BUNKER HILL

PARCEL P-2A
69,060 SF



FIRST MORTGAGE RESOURCE OF BOSTON, INC.

39 College Pond Road, Plymouth, Massachusetts 02360
(617) 747-1266

June 1, 1987

Mr. Timothy P. O'Connell
Gate Five Associates
Captain's Quarters
Charlestown Navy Yard
Charlestown, Massachusetts 02129

RE: Redevelopment of Parcel P-2

Dear Tim:

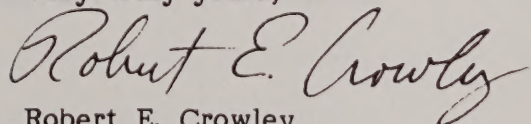
With reference to the above captioned Boston Redevelopment Authority Parcel P-2, we are interested in providing the financial resources necessary to make this project viable.

This financial package would include construction financing, end loan and naturally front end costs if necessary after tentative designation.

This interest is given because of our past relationship with you as a developer and also as a consultant on other successful projects.

We look forward to meeting with you on this project in the near future.

Very truly yours,



Robert E. Crowley
Loan Officer

C.N.C. DEVELOPMENT COMMITTEE PREFERENCE VOTE ON PARCEL P-2
FEBRUARY 17, 1987

ACTING CHAIR----MOE GILLEN-----ABSTAINED

VICE CHAIR----THOMAS CUNHA-----MYERSON/ALLAN AND CO.

SECRETARY----ELLEN D'AMBROSIO---GATE FIVE ASSOCIATES

TREASURER----KATHERINE DOWNING--MYERSON/ALLAN AND CO.

BILL GALVIN-----MYERSON/ALLAN AND CO.

BETTY GOLDEN-----CROWNINSHEILD

JOHN LYNCH-----GATE FIVE ASSOCIATES

JIM MANSFIELD-----ABSENT

STEVE MCHUGH-----CROWNINSHEILD

DENNIS MCLAUGHLIN--ABSTAINED

MARTY O'BRIEN-----GATE FIVE ASSOCIATES

CHRIS PAGE-----GATE FIVE ASSOCIATES

JULIA RODREQUEZ---GATE FIVE ASSOCIATES

STEVE SPINETTO----MYERSON/ALLAN AND CO.

MEL STILMAN-----GATE FIVE ASSOCIATE

KEN STONE-----MYERSONALLAN AND CO.

JOHN TOBIN-----ABSENT

KAY WHALEN -----CROWNINSHEILD

ANNMARIE VESEY----GATE FIVE ASSOCIATES

CHARLESTOWN NEIGHBORHOOD COUNCIL PREFERENCE VOTE ON PARCEL P-2
MARCH 1 , 1987

CHAIR PERSON--DENNIS MCLAUGHLIN--ABSTAINED

VICE CHAIR----MOE GILLEN-----ABSTAINED

SECRETARY-----JULIA RODREQUEZ ---GATE FIVE ASSOCIATES

TREASURER-----JOHN LYNCH-----GATE FIVE ASSOCIATES

TERRY CULLEN-----MYERSON/ALLEN AND CO.

THOMAS CUNHA-----MYERSON/ALLAN AND CO.

ELLEN D'AMBROSIO---GATE FIVE ASSOCIATES

JIM DOHERTY-----GATE FIVE ASSOCIATES

KATHERINE DOWNING--MYERSON/ALLAN AND CO.

RONAN FITZPATRICK--GATE FIVE ASSOCIATES

BILL GALVIN-----MYERSON/ALLAN AND CO.

BETTY GOLDEN-----MYERSON/ALLAN AND CO.

JIM MANSFIELD-----CROWNINSHEILD

PETER MCLURE-----MYERSON/ALLAN AND CO.

STEVE MCHUGH-----MYERSON/ALLAN AND CO.

MARTY O'BRIEN-----GATE FIVE ASSOCIATES

CHRIS PAGE-----GATE FIVE ASSOCIATES

STEVE SPINETTO----MYERSON/ALLAN AND CO.

MEL STILMAN-----GATE FIVE ASSOCIATE

KEN STONE-----MYERSONALLAN AND CO.

JOHN TOBIN-----MYERSONALLAN AND CO.

KAY WHALEN -----ABSENT

TOM WHITE-----MYERSON/ALLAN AND CO.

ANNMARIE VESEY----GATE FIVE ASSOCIATES

Leigh



Boston City Council
Office of the President

Charlestown
Also Sec: Boston City Council
BOSTON REDEVELOPMENT
AUTHORITY
DIRECTOR'S OFFICE

MAR 25 4 21 PM '88

March 25, 1988

MAR 30 1988

Stephen Coyle, Director
Boston Redevelopment Authority
Boston City Hall
Boston, MA 02201

Dear *Stephen*

I wish to go on record favoring the development proposal submitted by Gate 5 Associates for Parcel P2 in Charlestown. It is my belief that this proposal best addresses the needs of the community.

I urge ^{*you*} to support the designation of Gate 5 Associates as developers for Parcel P2.

Sincerely,

Christopher A. Iannella

CAI/sjm

880329-012

Charlestown

BOSTON REDEVELOPMENT
AUTHORITY
DIRECTOR'S OFFICE

APR 14 3 37 PM '88



Boston City Council

Robert E. Travaglini
District 1
725-3200

April 14, 1988

Mr. Stephen Coyle
Director
Boston Redevelopment Authority
New City Hall
Boston, MA 02201RE: Designation of Developer, Parcel P-2, CharlestownDear Mr. Coyle: *HEVE*

I have been asked and I feel that it is time to make my preference known as to the Developer for this critical parcel in Charlestown. I have closely followed the community and organizational processes at work in the selection of a developer for P-2 as part of our common goal to provide housing which best meets the needs of Charlestown. I have listened to the advocates on both sides and have carefully weighed the benefits and impacts of the two proposals. After a great deal of deliberation I have come to the conclusion that the proposal of Gate 5 Associates is the clear choice as the development plan for this parcel.

As part of their design process, Gate 5 relied heavily on the input of the Charlestown Affordable Homes Committee. This group represents a constituency in Charlestown who feels it has been bypassed by the over 20 years of redevelopment in its neighborhood. The Committee participated in pre- and ongoing planning meetings with Gate 5 and their design and usage concerns are reflected in the family orientation of the proposal. I share with the Committee the desire to replace some of the family housing that has been lost to Charlestown during its redevelopment.

I wish to register my unqualified support for the development proposal of Gate 5 Associates for Parcel P-2 in Charlestown. I am hopeful that the designation process can be completed in as timely a manner as possible.

Sincerely,

Robert E. Travaglini
Boston City Council

RET/cc

cc: Dennis McLaughlin
Charlestown Neighborhood Council
New City Hall • One City Hall Square • Boston • Massachusetts • 02201

880415-012



CHARLESTOWN AFFORDABLE
HOMES COMMITTEE
ENDORSEMENT FOR PARCEL P-2

MARCH 21, 1988

THE CHARLESTOWN AFFORDABLE HOMES COMMITTEE WAS FORMED EARLY IN 1986 TO SPECIFICALLY ADDRESS THE ISSUE OF AFFORDABLE HOMES AS IT APPLIED TO THE RESIDENTS OF CHARLESTOWN. WE REALIZED THAT THERE WERE MANY ADVOCATES FOR "AFFORDABLE HOMES" IN GENERAL AND WE WANTED TO TRANSLATE THAT SUPPORT TO ADDRESS THE UNIQUE NEEDS OF CHARLESTOWN RESIDENTS.

WE WERE INVITED TO THE PARKMAN HOUSE AND MET WITH MAYOR RAYMOND L. FLYNN. THE MAYOR ENCOURAGED US TO GET INVOLVED SO THAT OUR POINT OF VIEW COULD BE HEARD. WHAT FOLLOWS IS THAT POINT OF VIEW.

THE CHARLESTOWN AFFORDABLE HOMES COMMITTEE ENDORSES THE GATE FIVE ASSOCIATES PROPOSAL AS THE PROPOSAL THAT BEST FITS THE NEEDS AND DESIRES OF THE CHARLESTOWN COMMUNITY AS IT NOW EXISTS FOR THE FOLLOWING REASONS;

1. GATE FIVE ASSOCIATES OFFERS TO BUILD TRADITIONAL HOUSING WHERE THE OWNER HAS THE ABILITY TO ADAPT THE HOME TO THE SPECIFIC NEEDS OF THE INDIVIDUAL FAMILY LIVING IN IT. THERE IS STORAGE SPACE BOTH IN THE ATTIC AND BASEMENT THAT COULD BE CONVERTED INTO A FAMILY ROOM OR BEDROOM. THE FACT THAT THE HOME WOULD NOT BE PART OF A CONDOMINIUM ALSO PROVIDES GREATER FLEXIBILITY TO THE DIFFERENT PATTERNS OF FAMILY GROWTH. PARCEL P-2 IS ONE OF THE LAST PARCELS LEFT IN CHARLESTOWN WHERE THIS TYPE OF HOUSING COULD BE CONSTRUCTED.
2. GATE FIVE ASSOCIATES LEAVES OUT THE SO-CALLED AMENITIES OF "TOT LOTS" AT OUR REQUEST. MANY OF THE MEMBERS OF THE AFFORDABLE HOMES COMMITTEE NOW LIVE IN THE MISHAWAUM DEVELOPMENT AND WE HAVE SEEN HOW DIFFICULT "TOT LOTS" ARE TO MAINTAIN AND HOW THEY CAN ATTRACT UNDESIRABLE "ELEMENTS" CLOSE TO OUR HOMES AND TO OUR BACKYARDS. THERE ARE TWO TRADITIONAL, WELL USED AND DESIRABLE PLAYGROUNDS CLOSE TO THE SITE. THERE IS THE EDEN ST. PARK AND THE BUNKER HILL ST PARK. THESE PARKS HAVE FOR GENERATIONS BEEN THE PREFERRED "TOT LOTS" FOR PARENTS FROM ONE END OF CHARLESTOWN TO THE OTHER. THESE PARKS ARE PART OF CHARLESTOWN'S SOCIAL FABRIC. GATE FIVE ASSOCIATES OFFERS A BACK YARD WITH EVERY UNIT SO OUR CHILDREN CAN GO OUT TO PLAY.
3. WE FEEL THAT PARKING IS SUFFICIENTLY BEING ADDRESSED BY GATE FIVE. IN ONE OF THE OTHER PROPOSALS (MYERSON/ALLAN) 48 SPACES ARE PROPOSED, ONE FOR EACH UNIT AND THE OTHER SPACES

WOULD BE RENTED AT A PROPOSED FEE OF \$50 PER MONTH. THE MONEY BEING NEEDED TO PROVIDE MAINTAINANCE TO "AMENITIES" THAT WE DO NOT WANT. IN THE GATE FIVE PROPOSAL, SINCE THERE IS NO NEED FOR INCOME DERIVED FROM PARKING THAT SPACE IS GIVEN OVER TO INCREASED LIVING SPACE

4. THE CHARLESTOWN NEIGHBORHOOD COUNCIL'S MANY MEETINGS AND DISCUSSIONS ON PARCEL P-2 HAVE BROUGHT TO THE SURFACE TWO DIFFERENT PERSPECTIVES RELATIVE TO DEVELOPMENT IN CHARLESTOWN AS IT NOW STANDS.

ONE PERSPECTIVE IS THAT OF CHARLESTOWN RESIDENTS WHO WERE SHUT OUT OF THE HOUSING MARKET DUE TO THE RAPID AND OVERWHELMING INCREASE IN PROPERTY VALUES OVER THE LAST FEW YEARS. THE OTHER PERSPECTIVE WOULD BE THAT OF THOSE PEOPLE WHO HAVE BEEN INVOLVED IN THE DEVELOPMENT PROCESS IN A PROFESSIONAL ROLE. NO WHERE, HAS THESE DIFFERENT PERSPECTIVES MADE THEMSELVES MORE VISIBLE IN CHARLESTOWN THAN THE DISCUSSIONS AND ENDORSEMENTS RELATIVE TO PARCEL P-2.

OVER THE COURSE OF MANY MONTHS IT APPEARED THAT THERE WERE TWO CONTENDERS FOR SUPPORT TO DEVELOP PARCEL P-2. ONE CONTENDER, MYERSON/ALLAN, RECEIVED AN ENDORSEMENT FROM THE CHARLESTOWN PRESERVATION SOCIETY MONTHS BEFORE THE COMMUNITY MEETINGS RELATIVE TO PARCEL P-2 WERE CONCLUDED. THE ENDORSEMENT POINTED OUT THAT THE PROPOSALS HAD BEEN EXAMINED BY "QUALIFIED EXPERTS"

THE OTHER STRONG CONTENDER WAS A LOCAL DEVELOPER THAT HAD MET WITH OUR COMMITTEE AND SPECIFICALLY ASKED US WHAT TYPE OF DEVELOPMENT WE WOULD LIKE TO SEE ON P-2. WE WOULD LIKE TO NOTE THAT GATE FIVE ASSOCIATES WERE THE ONLY DEVELOPMENT TEAM TO MEET WITH US. GATE FIVE ASSOCIATES, IN FACT, MET WITH US BEFORE THEY SUBMITTED A PROPOSAL AND MET WITH US CONTINUALLY THROUGHOUT THE PROCESS AS THE PROPOSALS HAD TO BE ADJUSTED ON RECOMMENDATIONS OF THE NEIGHBORHOOD COUNCIL. NONE OF THE OTHER DEVELOPMENT TEAMS BOTHERED TO CONTACT US.

IT APPEARS TO US THAT A PARCEL THAT IS TO BE DEVELOPED IN CHARLESTOWN WITH A 50% AFFORDABLE RATIO TARGETED MOSTLY FOR CHARLESTOWN RESIDENTS SHOULD HAVE A GREAT DEAL OF INPUT BY THOSE RESIDENTS THAT WOULD BE THE PURCHASERS OF THE AFFORDABLE HOMES. INSTEAD WE HEARD AN ENDORSEMENT THAT ADDRESS A MARKETPLACE THAT IS NOT IN CHARLESTOWN (WE DOUBT THAT THE ENDORSEMENT IS EVEN ADDRESSING A BOSTON MARKETPLACE) WE HEAR MARKET "BUZZWORDS" LIKE "GATEWAY TO CHARLESTOWN", "TRADITIONAL CHARLESTOWN HOUSING" (WHATEVER THAT IS) "OPEN SPACE" AND, OF COURSE "AMENITIES". WE HEARD NOTHING IN THAT ENDORSEMENT ABOUT WHAT AN OCCUPANT OF AN AFFORDABLE HOME WOULD LIKE TO SEE ON THE SITE.

THE CHARLESTOWN AFFORDABLE HOMES COMMITTEE FULLY ENDORSES
THE PROPOSAL OF GATE FIVE ASSOCIATES FOR THE DEVELOPMENT OF
PARCEL P-2.

RESPECTFULLY SUBMITTED BY THE CHARLESTOWN AFFORDABLE HOMES
COMMITTEE

NAME:

ADDRESS:

Julia Rodriguez - Chairwomen

Denise M. Magle - Co-Chairwomen

Robert A. Brock

Sharon M. White

Jerry Fitzpatrick

Lenise P. Lamy

Ann Allen

Ellen D. Ambrosio

Timothy A. Shea

Daniel Shea

Michael Doyle

Pamela J. Coppinger

Joanne M. Tucker

Neil J. Tucker II

81-A Tibbells Town Way

111 Dunstable St Chas'm

411 Myrtle St Chas'm

9 Tibbells Town Way Chas'm

46 Allston St, Chas'm

374 Main St., Chas'm

55B Old Sandring Way Chas'm

6A Dunstable St. Chas'm

109 Dunstable St (part)

"

"

111 Dunstable St Chas'm

44A Dunstable St Chas'm

75A Tibbells Town Way, Chas'm, MA 02129

81-A Tibbells Town Way, Chas'm, MA 02129

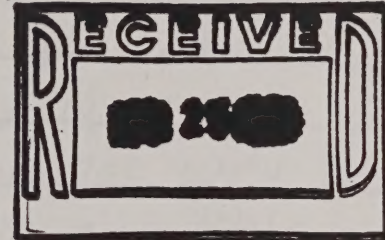
Charlestown
BOSTON REDEVELOPMENT
AUTHORITY
DIRECTOR'S OFFICE

March 18, 1988

MAR 23 3 37 PM '88

**THE REDEVELOPMENT OF PARCEL P2
MAIN & BUNKERHILL STREETS
CHARLESTOWN, MA**

TO:
BOSTON REDEVELOPMENT AUTHORITY
BOSTON CITY HALL
ONE CITY HALL SQUARE
BOSTON, MASSACHUSETTS



Robert L. Farrell, Chairman
Joseph J. Walsh, Vice-Chairman
James K. Flaherty, Treasurer
Clarence J. Jones, Vice-Treasurer
Michael F. Donlan, Member
Kane Simonian, Secretary
Stephen Coyle, Director

We, the undersigned, abutters to Parcel P2 and concerned Charlestown residents, favor the development proposal submitted by Gate Five Associates for Parcel P2. We feel that the Gate Five proposal addresses the needs of the community better than any other proposal submitted and urge the Boston Redevelopment Authority to designate Gate Five Associates as the developer for Parcel P2.

880324-001

PARCEL P2
GATE FIVE ASSOCIATES PROPOSAL
SUPPORTED BY THE FOLLOWING RESIDENTS

PAGE NO: _____

NAME

ADDRESS

John McConan	16 Chappie St. Chasin
Erin Donnan	476 Old Ironside Way
Jeanette Nason	116 Chappie St. Chasin
David Wadding	43 Old Ironside Way
John Brennan	44 Old Ironside Way
Jackie Brennan	44 Old Ironside Way
Robert Brennan	210 Old Ironside Way
Maria L. Casalia	46 Old Landing Way
Mary Chappie	66 West Landing Way
Ellen Fitzpatrick	10 West Ironside Way
Ellen Allen	71 West Ironside Way
Kevin Don	18 Old Landing Way
John Don	68 Old Landing Way
John Don	57 Old Landing Way
John Gappas	23 Russell St
Edna McLaughlin	42 Old Ironside Way
Charles McLaughlin	42 Old Ironside Way
William McLaughlin	42 Old Ironside Way
David Leighton	27 Walker St.
Anna Brennan	44 Old Ironside Way Chasin
Edna McLaughlin	46 Old Ironside Way Chasin
William McLaughlin	362 Main St. Chasin
Charles Ryan	362 Main St. Chasin

PARCEL P2
GATE FIVE ASSOCIATES PROPOSAL
SUPPORTED BY THE FOLLOWING RESIDENTS

PAGE NO: 1

NAME

ADDRESS 6 Cross ST Charlestown

Land Lakerman

Mary Smith

Robert Williams

Michael P O'Neil

Brian O'Neil

Marionne Chil

Kathy Smith

Charles Blum

Kelly Millerick

Mr & Mrs Paul Myers

Mr & Mrs John Kennedy

Mr & Mrs George Moran

Mr & Mrs E. Galt

William J. Foster

Robert J. Moran

Shawn O'Neil

Thomas O'Neil

John F. Tighe

Mary Lou O'Neil

Walter Griffin

James R. Morris

James J. O'Neil

James O'Neil

Theresa F. Lakerman

9 Sackville St Charlestown

26 Mt Vernon St Charlestown

26 Mt Vernon St Charlestown

26 Mt Vernon St Charlestown

67 Lawrence St Charlestown

67 Lawrence St Charlestown

39 Alfred St Charlestown

74 Dorset St Charlestown

26 Walford Way Charlestown

298 A Main St Charlestown

33 Dunstable St Char

31 Dunstable St Char

5 Dunstable St Char

2 Dunstable St Char

63 LAWRENCE ST CHAS. 02129

67 Lawrence St. Char 02129

23 Cross St Charle 02129

25 Park St #76 Charlestown

67 Lawrence St Charlestown

371 Dunstable Charlestown

82 Dorset St Charlestown

67 W. Main St Charlestown

67 Lawrence St Charlestown

9 Sackville St Charlestown

PARCEL P2
GATE FIVE ASSOCIATES PROPOSAL
SUPPORTED BY THE FOLLOWING RESIDENTS

PAGE NO: _____

NAME

ADDRESS

John F Hayes	6 School St. Charlestown
Edie M. Lynch	8 School St. Charlestown
Edward W Lynch	8 School St Charlestown
Carmine A Bartolo	10 Hill St Charlestown
Rose M Bartolo	10 Hill St - Charlestown
Maryann Bartolo	10 Hill St. Charlestown, MA
Henry Marie Bartolo	10 Hill St Charlestown, MA
Patricia McKee	81 Elm St Charlestown MA
Roger D. Heath	216 Main St. Charlestown, MA
Louise M. Heathley	216 Main St. Charlestown, MA
Robert S Wald	11 Monument Ave Charlestown, MA
Robert A Wald	11 Monument Ave Charlestown, MA
John J. Kelly	30 Prospect St Charlestown, MA
Robert Conner	85A Tibbetts Ave W. Charlestown
Mary E. MacInnes	57 Park Street
Daniel Ryan	362 Main St.
Lenny Hoey	318A Main St.
MARILYN Browne	79A Lawrence St Charlestown
Marie J. Jancos	57 High St. Charlestown
Albie Mulcahy	169 Bunley Hill Charlestown
Anthony E. Jancos	42 Mystic St. Charlestown
William J. Jancos	24 School St. Charlestown
John J. Jancos	17 Park St Charlestown
J. Jackson	99 Elm St Charlestown

PARCEL P2
GATE FIVE ASSOCIATES PROPOSAL
SUPPORTED BY THE FOLLOWING RESIDENTS

PAGE NO: _____

NAME	ADDRESS
Robert Smith	218A MAIN St. Charlestown
William J. Boyle	230A MAIN ST. Char'n
Thomas B. Perreault	5A West School St. Char'n
Catherine Perreault	5A West St. Charlestown
William F. Connelley	33 O'Reilly West Charlestown
Denise M. Nagle	111 Munstable St Charlestown
Virginia A. Buckley	332A Main St Charlestown
Mary Smith	26 Mt Vernon St. Charlestown
Helene M. Barber	81 High St. Charlestown
Karen Barber	81 High St. Charlestown
Francis Kiek	81 High St. Charlestown
John J. O'Leary	29 Cook. ST.
Roxanne O'Leary	29 Cook St. Charlestown
Frank Perreault	5A West School ST Charlestown
Mary R. Smith	218 A Main Street, Charlestown
Theresa C. Doherty	216A Main Street Charlestown 02129
Lois L. Sullivan	6 Adams ST., Charlestown 02129
Jane Machado	6 Adams St., Charlestown, MA 02129
Sara H. Sullivan	6 Adams St. Charlestown, MA 02129
Tom D. Tamm	158 Russell CHALL MA 02129
Gayle F. Kelly	50 Bedford St Charlestown MA 02129
Laurence Durbin	228 A main st Charlestown
Alice M. Hestley	8 School St Charlestown
Liane Hayes	6 School St Charlestown

PARCEL P2
GATE FIVE ASSOCIATES PROPOSAL
SUPPORTED BY THE FOLLOWING RESIDENTS

PAGE NO:

NAME

ADDRESS

Ellen Eddy

88 High St. Chasr

Joseph Hingston

88 High St Chasr

Michael T Mainey

129 High St Chasr

Frank J. Mainey

129 High St Chasr

Paul F. Myers

298A Main St. Chasr

William Smith

55 TIBBETS Town Way Chasr

William John

89 Elm Street Chasr Np

Cynthia Blaikie

25 Samuel Morse Way Chasr Ma 0212

Deborah A. Hughes

27 Cold Corner Way Chasr Ma

Heidi Hughes

24 Lockwood St. Charlestown

Wayne Barker

213 Main St Charlestown Ma 02129

John Thornton

83 HIGH ST CHARLESTOWN MA

John Wilke

16 Old Landing Way Chasr

Theresa Ridings

61 Tibbets Town Way, Chasr

Michael B. Donahue

57 Green St. Chasr MA 02129

Shauna Donahue

57 Gray St Chasr MA

Lisa Collins

47 Old Landing Way Chasr Ma

Bob McGuff

34 Old Landing way Charlestown

Steve O'Brien

9 Mt Vernon St Charlestown Ma 02129

Mary Doherty

11 Bellwood St Charlestown Ma 02129

John Wilke

22 Albion Pl Charlestown Ma 02129

John Wilke

107 Linnell St Chasr 02129

John Wilke

107 Linnell St Chasr 02129

John Wilke

310 Bunker Hill St Chasr 02129

John Wilke

310 Bunker Hill ST Chasr 02129

William Wales

Grace Ann Rose

Martin Rose

PARCEL P2
GATE FIVE ASSOCIATES PROPOSAL
SUPPORTED BY THE FOLLOWING RESIDENTS

PAGE NO: _____

NAME

ADDRESS

Mike Johnson
GEO Bunker
Thomas Pitts
ROBERT CUCINOTTA
Patricia Sullivan
Jim Lyons
Ken Woods
Gail LaRue
John Settipani
RICK BORN
Dennis McHoney
Kevin McElroy
JOHN KELLY
Dennis Borden
Lorne Madigan
Joe Schach
Paul Collins
John GARREAN -
Robert Lavelle
James A. Connor
John Killam
Edward F O'Neil
David L. Dawson
Paul A. Connor

82 Walford Way
114 Old Sides Way
61 MONUMENT ST.
53 Tufts St.
24 Pearl Street
9 Adams St.
5 Mt. Vernon St.
8 LAWN WOOD PL.
34 Pleasant St.
68 BALDWIN ST. (ASUTTER)
42 Mt Vernon St
34 Old Landing Chas'n
40 AUBURN ST CHAS'N
1 Lawnwood N. Chas'n.
81A Tibbets Turn Wry Chas
3 Payson Place Chas'n
31 Green St. Chas'n
13 Cook ST. Chas'n
34 Tremont St Chas'n.
52 Elm St Chas'n
10 Tremont St Chas'n
74 Pearl St. Chas'n
95 Pearl St Chas
7 Lyndeboro St Chas'n

PARCEL P2
GATE FIVE ASSOCIATES PROPOSAL
SUPPORTED BY THE FOLLOWING RESIDENTS

PAGE NO:

NAME

ADDRESS

Brenda Page

21. Bartlett St. - Green

Brenda Loan

209 Bunker Hill St

Arthur E. Page

21. Bartlett St. Chest.

Steven O'Neil

67 Lawrence St. Charleston

David A. McDonald

38 Bartlett St. Charleston

Donald M. Michaels Jr

7 HANCOCK ST CHARLESTOWN MA

Allen Furdie

G Cross St Charleston

Edward M. Johnson

93 Russell St. (C. 100)

Wm A. Johnson

93 Russell & Co.

PARCEL P2
GATE FIVE ASSOCIATES PROPOSAL
SUPPORTED BY THE FOLLOWING RESIDENTS

PAGE NO: _____

NAME Jim Hunter

ADDRESS 278A Main St. Charlestown

Mace Langer

3 Dunstable St. Charlestown MA

Esther Turner

441 Totten St. Charlestown MA

Robert X. Turner

441 Totten St. Charlestown

John Turner

441 Totten St. Charlestown MA

William Turner

52 Baldwin St. Charlestown MA

Thomas Goodwin

54 Baldwin St. Charlestown

Martha B. Goodwin

54 Baldwin St. Charlestown MA

Paul Cary

24 Cook St. Charlestown

Joseph Sodergren

417 Bunker Hill St. Charlestown

PART I.

AUG-

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: Timothy P. O'Connell - Gate Five Associates
- b. Address and ZIP Code of Redeveloper: Captain's Quarters, One Thirteenth St.
Charlestown Navy Yard, Charlestown, MA 02129
- c. IRS Number of Redeveloper: 014363683

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to the purchase or lease of land from:

Boston Redevelopment Authority

(Name of Local Public Agency)

in Charlestown Urban Renewal Area

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts

is described as follows:²

Parcel P-2

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the indicated below and is organized or operating under the laws of Massachusetts

- ☐ A corporation.
- ☐ A nonprofit or charitable institution or corporation.
- ☐ A partnership known as
- ☐ A business association or a joint venture known as
- ☐ A Federal, State, or local government or instrumentality thereof.
- ☒ Other (explain) DBA

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization.

5. Names, addresses, title of position (if any), and nature and extent of the interests of the officers and principal shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth follows: Timothy P. O'Connell, sole partner.

¹ If space on this form is inadequate for any requested information, it should be furnished on an attached page which is to under the appropriate numbered item on the form.

² Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹.
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 who gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper, or more than 50% of the stock in a corporation which holds 30% of the stock of the Redeveloper).

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

None

7. Names (if not given above) of officers and directors or trustees of any corporation or firm named under Item 5 or Item 6 above:

None

8. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment \$5,273,428.85
 b. Cost per dwelling unit of any residential redevelopment \$135,164.84
 c. Total cost of any residential rehabilitation
 d. Cost per dwelling unit of any residential rehabilitation

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

<u>TYPE AND SIZE OF DWELLING UNIT</u>	<u>ESTIMATED AVERAGE MONTHLY RENTAL</u>	<u>ESTIMATED AVERAGE SALE PRICE</u>
2 Bedroom Townhouse - market sale		185,000
3 Bedroom Townhouse - market sale		210,000
2 Bedroom Townhouse - affordable sale		86,000
3 Bedroom Townhouse - affordable sale		98,000

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rental.
 One parking space will be included in each fee simple deed.

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices: refrigerators, stoves, dishwasher, garbage disposals

CERTIFICATION

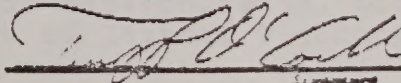
I (We), Timothy P. O'Connell

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: _____

Dated: June 2, 1987

 Signature


 Signature

Partner

 Title

 Title

 Address and ZIP Code

399 Bunker Hill St., Charlestown, MA

 Address and ZIP Code 02129

¹ If the Redeveloper is an individual, this statement should be signed by each individual if a partner, by one of the partners if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.
² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or more at not more than five years, or both, for knowingly and willfully making or using any false writing or document, or the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Dept. of the United States.

DISCLOSURE STATEMENT CONCERNING BENEFICIAL INTEREST
REQUIRED BY SECTION 40J OF CHAPTER 7 OF THE GENERAL LAWS

- (1) Location: BRA Parcel P-2 Charlestown, MA 02129
- (2) Grantor or Lessor: Boston Redevelopment Authority
- (3) Grantee or Lessee: Timothy P. O'Connell D/B/A Gate Five Associates
- (4) I hereby state, under the penalties of perjury, that the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in the above listed property are listed below in compliance with the provisions of Section 40J of Chapter 7 of the General Laws (see attached Statute).

NAME AND RESIDENCE OF ALL PERSONS WITH SAID BENEFICIAL INTEREST:

Timothy P. O'Connell 399 Bunker Hill Street, Charlestown, MA 02129

- (5) The undersigned also acknowledges and states that none of the above listed individuals is an official elected to public office in the Commonwealth of Massachusetts, nor is an employee of the State Department of Capital Planning and Operations.

SIGNED under the penalties of perjury.

Signed: Timothy P. O'Connell

Date: June 2, 1987

DISCLOSURE STATEMENT

Any person submitting a development proposal to the City of Boston must truthfully complete this statement and submit it prior to being formally designated for any project.

1. Do any of the principals owe the City of Boston any monies for incurred real estate taxes, rents, water and sewer charges or other indebtedness?

No

2. Are any the principals employed by the City of Boston? If so, in what capacity (Please include name of agency or department and position held in that agency or department).

No

3. Have any of the principals previously owned any real estate? If so, when, and what type of property?

From 1979. Both Residential and Commercial in Boston, MA and New Hampshire

4. Were any of the principals ever the owners of any property upon which the City of Boston foreclosed for his/her failure to pay real estate taxes or other indebtedness?

No

5. Have any of the principals ever been convicted of any arson related crimes, currently under indictment for any such crimes?

No

6. Have any of the principals been convicted of violating any law, code, statute or ordinance regarding conditions of human habitation within the last three (3) years?

No

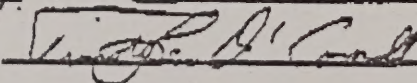
SIGNED UNDER THE PAINS AND PENALTIES OF PERJURY THIS

2nd

Day of

June

, 19 87

SIGNATURE: 

ADDRESS: 399 Bunker Hill Street, Charlestown, MA 02129

NON-DISCRIMINATION AND AFFIRMATIVE MARKETING STATEMENT

As a condition of receiving BRA-controlled funds, land or other benefits, I, Timothy P. O'Connell, agree not to discriminate or permit discrimination, upon the basis of race, color, religious creed, marital status, sex, age, ancestry, sexual preference, military status, handicap, children, national origin, or source of income in the lease, rental or use and occupancy of the property located at BRA Parcel P-2
Charlestown, MA 02129.

I further agree to carry out an Affirmative Marketing Plan as submitted or as approved by the Authority which shall incorporate a description of outreach efforts to potential applicants using media and various community resources well in advance of sales or rent-up. I also agree to develop and carry out occupant selection policies and procedures which comply with the Boston Fair Housing Ordinance and any additional Authority requirements which would be made available prior to final designation.

June 2, 1987
Date

Timothy P. O'Connell
Developer

MEMORANDUM

JUNE 9, 1988

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: JOHN R. LEIGH, ASSISTANT DIRECTOR
JAMES F. ENGLISH, DEPUTY DIRECTOR
DAVID J. ARMANETTI, SPECIAL ASSISTANT
HARBOR PLANNING AND DEVELOPMENT
RICARDO A. MILLETT, ASSISTANT DIRECTOR
ROBERT W. RUSH, SENIOR PROJECT MANAGER
NEIGHBORHOOD HOUSING AND DEVELOPMENT

SUBJECT: CHARLESTOWN URBAN RENEWAL AREA (MA. PROJECT # R-55)
PARCEL P-2A (MAIN STREET AND BUNKER HILL STREET)
TENTATIVE DESIGNATION OF REDEVELOPER

SUMMARY: Memorandum requesting Tentative Designation of Gate Five Associates for the redevelopment of Parcel P-2A, containing 69,060 square feet and located at the intersection of Main and Bunker Hill Streets in Charlestown, for the construction of twenty-eight (28) housing units, fourteen (14) of which will be affordable.

Parcel P-2A, a triangular shaped parcel consisting of 69,060 square feet, is located at the intersection of Main and Bunker Hill Streets adjacent to Sullivan Square in Charlestown (see map). The parcel, an important gateway to Charlestown proper, was acquired by the Authority in an incremental manner during the 1960's, and was originally proposed as the site of an elementary school. The parcel has been vacant since that time, with the exception of a small 15,000 square foot portion, which has been used as community garden in accordance with a license first granted by the Authority on April 27, 1978. Under the current proposal, the community garden will continue to exist in its present location. It is recommended that Timothy P. O'Connell, d/b/a Gate Five Associates of Charlestown, be granted Tentative Designation as redeveloper of the parcel for the purpose of constructing twenty-eight (28) housing units, fourteen (14) of which will be affordable.

With the assistance of the Charlestown Neighborhood Council, a Developer's Kit was drafted and approved for the development of Parcel P-2A, and was duly issued and advertised on April 20, 1987. The Developer's Kit included requirements for townhouse-style housing (25 percent moderate income and 25 percent low income), retention of the community garden component on the site, adequate community process, and the selection of a community non-profit group to receive a 25 percent equity share from the development. Four proposals were received for the Parcel by the June 3, 1987 proposal deadline, including: Gate Five Associates (Timothy P. O'Connell, Owner); Myerson/Allen and Company (John Allen, President); Crowninshield Corporation (Paul Gaudet, President); and Conroy Development Corporation (Terrence Conroy, President).

For the next six months, an extended public review process was carried out, including over one dozen community, Neighborhood Council, and abutters meetings, held to hear presentations from the various developers and to discuss the merits and community concerns of the site and each proposal. Over time, through extended community debate, it was recommended and decided that the 25 percent equity should be put back into the project to enhance affordability, rather than go directly to a community group, and that the 25 percent low income component should be dropped, bringing the project to 50 percent market units and 50 percent moderate affordable housing units.

Strong community-based support for Gate Five Associates has manifested itself in the form of support letters from City Council President Iannella and District City Councillor Travaglini, as well as in the form of a unanimous support petition from the Charlestown Affordable Homes Committee and a 225 signature support petition from abutters of the site and other Charlestown residents.

Gate Five Associates is a Charlestown based firm headed by Timothy P. O'Connell, its owner, who is a life-long Charlestown resident. The Gate Five development team includes P.D.C.M. Associates architects, with John Gallagher as project architect (a Charlestown native), and Carl J. Anderson as legal counsel (located in Charlestown). The Gate Five proposal includes twenty-eight (28) fee simple townhouse units, fourteen (14) of which will be affordable under MHFA guidelines, and provides thirty-two (32) off-street parking spaces. The red-brick federal period townhouse design has been reviewed by the Authority's design staff. The proposal includes twenty (20) three bedroom units and eight (8) two bedroom units, with an average unit size of 1,737 square feet. Total development cost for the project, is estimated at approximately \$4 million, based on a total development cost of \$90.00 per square foot. The affordable units (to be allocated through a lottery) will be marketed in a range of \$79,500 to \$87,500 and the market rate units will be marketed in a range of \$210,000 to \$265,000. The project will also include 25,000 square feet of open space (36 percent of the site), and has a projected construction period of twenty-one (21) months.

As Gate Five Associates has met all the requirements of the Developer's Kit, has submitted an aesthetically attractive and practical design, have included a high component of affordability (50 percent) within the project, have received an extensive amount of community support, and have demonstrated the development, architectural, and financial resources and capability to complete this project as proposed, it is recommended that Gate Five Associates of Charlestown be granted Tentative Designation as redeveloper of Parcel P-2A in Charlestown, for the purpose of constructing twenty-eight (28) housing units, fourteen (14) of which will be affordable.

It is further recommended that the Director be authorized to execute an Early Entry Agreement (in the Authority's usual form) and any other instruments deemed necessary, to allow the developer to conduct soil, engineering, and other related tests, including authorization to allow the developer to pursue any zoning variances necessary for the proposal, in order to expedite the commencement of the project.

An appropriate resolution is attached.